



## COUNCIL REPORT

Report Date: November 12, 2024  
Contact: Alexander Ralph  
Contact No.: 604.829.2092  
RTS No.: 17624  
VanRIMS No.: 08-2000-20  
Meeting Date: December 11, 2024  
[Submit comments to Council](#)

TO: Standing Committee on City Finance and Services

FROM: General Manager of Park Board and Recreation and Chief Procurement Officer

SUBJECT: Contract Award for the Construction of the Early Works for the FIFA World Cup 26 Vancouver Venue Specific Training Sites (VSTS) at Killarney and Memorial South Parks

### Recommendations

- A. THAT Council authorize City staff to negotiate to the satisfaction of the City's General Manager of Board of Parks and Recreation, City's Director of Legal Services, and the City's Chief Procurement Officer and enter into a contract with Canadian Turner Construction Co. Ltd. as general contractor for the early works for the FIFA World Cup 26 Vancouver Venue Specific Training Sites (VSTS) at Killarney Park the "Project", for a term lasting until services are complete (estimated at approximately December 2026), with an estimated total contract value of \$ 16.25M, plus GST over the term of the project. The source of funding is the approved capital budget for the FIFA World Cup 26 Vancouver Venue Specific Training Sites (VSTS) at Killarney and Memorial South Parks.
- B. THAT Council authorize City staff to negotiate to the satisfaction of the City's General Manager of Board of Parks and Recreation, City's Director of Legal Services, and the City's Chief Procurement Officer and enter into a contract with Canadian Turner Construction Co. Ltd. as general contractor for the early works for the FIFA World Cup 26 Vancouver Venue Specific Training Sites (VSTS) at Memorial South Park; the "Project", for a term lasting until services are complete (estimated at approximately December 2026), with an estimated total contract value of \$8.75M, plus GST over the term of the project. The source of funding is the approved capital budget for the FIFA World Cup 26 Vancouver Venue Specific Training Sites (VSTS) at Killarney and Memorial South Parks.
- C. FURTHER THAT the Director of Legal Services, Chief Procurement Officer and General Manager of Board of Parks and Recreation be authorized to execute on behalf of the City the contracts contemplated by Recommendations A and B.

- D. THAT no legal rights or obligations will be created by Council's adoption of Recommendations B and C above unless and until such contracts have been duly executed by authorised the City signatories identified in these Recommendations.

### **Purpose and Executive Summary**

The Park Board has entered into an agreement with FIFA that include an obligation to construct two designated Venue Specific Training Sites (VSTS) in accordance with specific standards and guidelines put forth by FIFA. The Field of Play must adhere to all of FIFA's natural grass standards, passing the quality test outlined by the FIFA Quality Program for Natural Playing Surfaces. The field of play is on a critical path for delivery where installation of specialized grass sod is scheduled for September 2025 in order to establish the grass roots during the fall growing season and manage it to ensure compliance with specifications during the spring growing season of 2026 prior to the event. Construction details and schedules that meet these requirements were determined by the Consultant Team in collaboration with the Construction Manager, and final approvals from relevant Park Board and City of Vancouver Project Managers.

With this report, staff are seeking Council's approval to enter into contracts to proceed with site preparation, excavation, site servicing and other early construction works on the Venue Specific Training Sites at Killarney Park and Memorial Park.

### **Council Authority/Previous Decisions**

The City's Procurement Policy ADMIN-008 requires that contracts with values over \$3 million must be approved by Council following review and recommendations by the Bid Committee. The Bid Committee has considered and recommended Canadian Turner Construction Co. Ltd as the successful proponent.

### **City Manager's Comments**

The City Manager concurs with the foregoing recommendations.

### **Context and Background**

The project is being delivered in three steps. The first step involved using a Construction Management at Risk (CM@R) construction delivery methodology with Pre-Construction Services that commenced in August 2024, and now evolving into the two fixed price construction contracts based on the pre-established General Contractor rates.

Step 1 – Construction Management Services Procurement: On March 12, 2024, the City issued a Request for Expressions of Interest (RFEOI) PS20240730-VBPR-RFEOI for Construction Management services. Eight RFEOI responses were received. Only two of the eight respondents were shortlisted and were invited to participate in RFP PS20240847-VBPR-RFP, which was issued on June 7, 2024 and closed on July 2, 2024. An evaluation team composed of representatives from the Board of Parks and Recreation, the Consultant and Supply Chain Management evaluated the proposals. The selected Construction Manager garnered the highest score from a combination of both the technical and commercial scores.

**Step 2 – Early Works Construction Procurement:** Subsequently in October 2024, the selected Construction Manager issued tenders to various trade contractors for the first phase of construction of the `project. In November 2024, the Construction Manager presented a fixed price to construct FIFA World Cup 26 Vancouver Venue Specific Training Sites based on the received trade tenders and the pricing for the Construction Manager’s general conditions and expenses that were competitively bid as part of the Request for Proposal. An estimated budget envelope is therefore provided herein for each of the two Training Sites to accommodate the contract awards in early December 2024.

The project scope for this award includes construction, delivery and decommissioning of the project’s first phase and early works. The City has a fixed funding envelope within which to maximize program delivery.

The training site program early works will include but not be limited to the following to meet FIFA’s specific standards and guidelines:

- Site preparations including construction staging;
- Excavation of poor soils (peat) and hauling off-site for disposal;
- Subgrade preparations and site rough grading for the proposed natural grass pitch, parking lot and facilities;
- Ordering of long lead time items like the high mast field lights;
- Service connections and upgrades as required; and
- Operations Compound preparations.

**Step 3 – Site Works Construction Procurement:** The third and final step, for the procurement of site works, will occur in Q1 2025. The site works will include all remaining works to deliver the VSTS and restore the sites following the event.

### **Strategic Analysis**

Based on the overall evaluation, the team concluded that the successful trade contractors submitted the lowest-priced compliant bids to the tenders issued by the Construction Manager best met the City’s requirements and provided best overall value.

### **Financial Implications**

The cost estimate to complete the construction of the early works (Step 2) for the FWC26 Venue Specific Training Sites (VSTS) at Killarney Park is \$16.25 million and at Memorial South Park is \$8.75 million (based on a Class C estimate of \$12.7M for Killarney Park and \$6.9M for Memorial South Park, plus price volatility premium and 15% contingency). The cost estimate is a placeholder amount recommended to ensure that adequate funding is in place to award these contracts at Council and Park Board without delay in light of industry pricing volatility.

This represents an estimated budget envelope for the contract awards. Construction commences on January 2, 2025, and the contract will expire after the FIFA event and site restorations are complete in 2026, unless the contracts are extended.

Staff will be seeking further Council budget approvals for Step 3 of the procurement process in Q1 2025.

**Legal Implications**

The City's Procurement Policy requires that all contracts that have been awarded by Bid Committee and Council will be signed by the Director of Legal Services.

\* \* \* \* \*